

UNAPPROVED
MINUTES OF THE SPECIAL JOINT MEETING OF THE CITY COUNCIL,
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA),
AND COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY- -DECEMBER 6, 2011- -6:00 P.M.

Mayor/Chair Gilmore convened the meeting at 6:00 p.m.

ROLL CALL - Present: Councilmembers / Board Members / Commissioners
Bonta, deHaan, Johnson, Tam and Mayor/Chair
Gilmore – 5.

Absent: None.

The meeting was adjourned to Closed Session to consider:

(11- CC/11- ARRA/11- CIC) Conference with Legal Counsel – Existing Litigation
(54956.9); Name of case: SCC Alameda Point, LLC, et al v. City of Alameda et al, U.S.
District Court, case number CV 10-5178.

(11- CC) Conference with Legal Counsel – Anticipated Litigation; Significant exposure
to litigation pursuant to subdivision (b) of Section 54956.9 Number of cases: One.

Following the Closed Session, the meeting was reconvened and Mayor/Chair Gilmore
announced regarding Existing Litigation, Legal Counsel provided an update on the
litigation; regarding Anticipated Litigation, Council was briefed on the potential for
litigation and strategy to avoid litigation.

Adjournment

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 7:00
p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -DECEMBER 6, 2011- -7:00 P.M.

Mayor Gilmore convened the meeting at 7:08 p.m. Vice Mayor led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Bonta, deHaan, Johnson, Tam and
 Mayor Gilmore – 5.
 Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY & ANNOUNCEMENTS

(11-) Update Regarding the Activities of the City's America's Cup Ad Hoc Committee.

The Community Development Director and Christopher Seiwald, Committee Chair, gave a brief presentation; encouraged everyone to attend the Committee's meetings the first Thursday of the month and visit the alamedawaterfront.com website.

Councilmember Johnson inquired whether a short-term rental housing list would be made available.

Mr. Seiwald responded in the affirmative; stated realtors would be able to use the alamedawaterfront.com website to advertise rentals.

Councilmember Johnson stated last year she spoke to a realtor who was already thinking about renting properties for the America's Cup.

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Councilmember Johnson left the dais at 7:19 p.m. and returned at 7:24 p.m.

* * *

Councilmember Tam inquired whether a marketing plan has been developed for boat slips.

The Community Development Director responded the America's Cup Ad Hoc Committee is developing an area-wide master list.

Vice Mayor Bonta inquired whether there are any warm leads for racing syndicates, to which Mr. Seiwald responded not at the moment; stated San Francisco would have the first option.

Vice Mayor Bonta inquired whether any plans have been discussed regarding making Alameda a gateway for transport to the America's Cup activities through Alameda Point and the ferries.

Mr. Seiwald responded no firm ideas are in place; stated the matter is still in the discussion phase.

Vice Mayor Bonta inquired whether the super yacht and mega yacht idea is still moving forward, to which Mr. Seiwald responded Alameda is the only facility on the west coast that can accommodate super yacht and mega yacht repairs and berthing.

Councilmember deHaan stated that he had the opportunity to attend two meetings; an individual from San Francisco laid out everything that San Francisco is doing; San Francisco has not had the opportunity to look at Alameda's resources; San Diego World Series was quite impressive.

Mr. Seiwald stated San Francisco would be looking for support; Alameda is perfectly poised by being seven miles from San Francisco by car and 2.7 miles by boat.

Mayor Gilmore expressed her appreciation for all the work that has been done; stated that she is confident results will be positive.

ORAL COMMUNICATIONS, NON-AGENDA

(11-) Judi Friedman, West Alameda Business Association (WABA), thanked the City Council and staff for their support during her time at WABA; introduced Carolyn Lance the new WABA staff.

CONSENT CALENDAR

Councilmember Tam moved approval of the Consent Calendar.

Vice Mayor Bonta seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*11-) Minutes of the Special and Regular City Council Meetings held on November 1, 2011, and Special Joint City Council and Alameda Reuse and Redevelopment Authority Meeting held on November 2, 2011. Approved.

(*11-) Ratified bills in the amount of \$1, 818,672.95.

(*11-) Recommendation to Accept the Work of Gallagher and Burk, Inc. for Otis Drive Rehabilitation, No. P.W. 08-10-21. Accepted.

(*11-) Recommendation to Accept the Work of Gallagher and Burk, Inc. for the Repair and Resurfacing of Certain Streets, Phase 30, P.W. 10-10-26. Accepted.

(*11-) Recommendation to Accept the Work of Gallagher and Burk, Inc. for the Parking Rehabilitation of the Main Street and Harbor Bay Ferry Terminals, No. P.W. 05-11-14. Accepted.

(*11-) Recommendation to Accept the Work of Power Engineering for the Installation of Mechanical Trash Racks at Stormwater Pump Stations, No. P.W. 08-09-23. Accepted.

(*11-) Resolution No. 14636, "Resolution of Intention to Approve an Amendment to the Contract Between the Board of Administration California Public Employees' Retirement System and the City Council of the City of Alameda to Include Provisions Pursuant to Government Code 20516 "Cost Sharing" for Local Police Members and for Local Fire Members." Adopted.

REGULAR AGENDA ITEMS

(11-) Introduction of Ordinance Authorizing the City Manager to Execute a Lease Agreement with the Friends of the Alameda Animal Shelter for the Operation of the Alameda Animal Shelter. Introduced.

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Councilmember deHaan left the dais at 7:31 p.m. and returned at 7:32 p.m.

* * *

The Police Chief gave a brief presentation.

In response to Councilmember Johnson's inquiry, the Acting City Attorney stated that Section 10.1 states that the landlord shall maintain the foundation, structural system including exterior walls [exclusive of all glass and exterior doors], roofs, and electrical, plumbing, and heating/ventilation/air condition systems.

Councilmember Johnson inquired what type of security system is at the Animal Shelter, to which the Police Chief responded alarms and cameras.

Councilmember Johnson inquired who would maintain the security system, to which the Police Chief responded the Police Department.

Councilmember deHaan inquired who would take care of outside maintenance.

The Assistant City Manager responded the City would be responsible for paving and the Friends of the Alameda Animal Shelter (FAAS) would be responsible for landscaping.

The Police Chief stated both parties have agreed to address any issues that might arise; FAAS would set their operating hours and the Police Department would mirror the operating hours as much as possible.

Proponent: Jon Spangler, Alameda.

Vice Mayor Bonta moved introduction of the ordinance.

Councilmember Tam seconded the motion.

Under discussion, Vice Mayor Bonta thanked everyone for the hard work; stated the lease agreement is an excellent model for future collaborations.

On the call for the question, the motion carried by unanimous voice vote – 5.

Councilmember deHaan stated FAAS has always been in the wings and supportive over the years; that he is impressed with the efforts made.

(11-____) Recommendation to Approve Removal of Six Myoporum Trees Along 1 Clubhouse Memorial Road and Replace with Yellow Trumpet Vine, New Zealand Flax, and Santa Cruz Island Buckwheat, Appropriate \$637,000 in Sewer Enterprise Funds, and Award a Contract in the Amount of \$1,262,800, Including Contingencies, to Mountain Cascade, Inc. for the Upgrade of the City of Alameda Sewer Pump Stations, Bay Farm Island Pump Station Rehabilitation, No. P.W. 12-10-35.

The City Engineer gave a brief presentation.

In response to Councilmember deHaan's inquiry, the City Engineer stated 34 pump stations would be retrofitted; some pump stations would only require adding a line.

Councilmember deHaan inquired whether the Bay Farm Island Pump Station has one of the larger pumps, to which the City Engineer responded definitely.

Councilmember deHaan inquired whether an overall plan has been laid out [for rehabilitation].

The City Engineer responded a high, medium, and low prioritization plan has been established; stated staff would look at ranking and how operations would be affected; the high priority pump stations might be spread over three or four different contracts to ensure that all high priority pump stations are addressed at once.

Vice Mayor Bonta inquired whether trees would be removed for a reason other than crane access.

The City Engineer responded some of the trees are invasive and are encroaching upon other utility boxes.

In response to Vice Mayor Bonta's inquiry, the City Engineer stated people within 300 feet of the pump station have been notified; signs have been posted.

Vice Mayor Bonta inquired whether anyone has responded to the notice.

The City Engineer responded one comment was received regarding future development and tree removal.

Councilmember Tam moved approval of the staff recommendation.

Councilmember deHaan seconded the motion.

Under discussion, Councilmember deHaan stated hopefully, at some point, the entrance to the Golf Course will improve; there have been discussions about removing the fire training facility.

Councilmember Johnson inquired whether the trees could be placed on the other side [of the entrance], to which the City Engineer responded the matter would be reviewed.

On the call for the question, the motion carried by unanimous voice vote – 5.

(11-) Receive an Operational Update on the Fire Department's Senior Safety and Commercial Inspection Programs.

The Acting Fire Chief gave a brief presentation.

Mayor Gilmore stated the coordination between departments has been excellent; inquired how individuals could request a smoke detector or carbon dioxide monitor, to which the Acting Fire Chief responded by calling 337-2133.

Councilmember Tam stated that she is impressed with the civic group's collaborating efforts; Boy Scout Troup 78 has asked her how they could participate in the program.

The Acting Fire Chief stated Boy Scouts have participated in replacing batteries for seniors and the disabled.

Councilmember Tam inquired whether the Commercial Inspection Program has cost recovery.

The Acting Fire Chief responded the Program has cost recovery based upon personnel and overhead costs.

Vice Mayor Bonta stated that he had requested the Fire Department to consider alternative ways to continue the Senior Safety Program; the Program is better than before; the Hospital was interested in the Senior Safety Program when he was on the Hospital Board.

Councilmember deHaan stated he has received positive feedback due to the outreach

that has been done; getting back on track has been positive.

CITY MANAGER COMMUNICATIONS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(11-) Councilmember Tam announced that she attended the League of California Cities Leadership Workshop.

(11-) Councilmember deHaan stated the new sound system is working very well.

The City Clerk stated the audio portion of the broadcast has been upgraded; the next phase will be implement high definition cameras.

ADJOURNMENT

(11-) There being no further business, Mayor Gilmore adjourned the meeting at 8:07 p.m. with a moment of silence in memory of Jean Sweeney and Dr. Alice Challen.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE SPECIAL JOINT OF THE CITY COUNCIL AND
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA) MEETING
WEDNESDAY- -DECEMBER 7, 2011- -6:00 P.M.

Mayor/Chair Gilmore convened the meeting at 6:00 p.m.

Roll Call – Present: Councilmembers/Board Members Bonta, deHaan, Johnson, Tam and Mayor/Chair Gilmore – 5.

Absent: None.

The meeting was adjourned to Closed Session to consider:

(11-079 ARRA) Conference with Real Property Negotiator (54956.8); Property: Alameda Point; Agency Negotiator: Jennifer Ott, Alameda Point COO; Negotiating Parties: ARRA and US Navy; Under Negotiation: Price and Terms of Payment.

(11- CC) Conference with Labor Negotiators (54957.6); Agency Negotiators: Human Resources Director and Masa Shiohira; Employee Organizations: Management and Confidential Employees Association (MCEA), Alameda City Employees Association (ACEA), International Brotherhood of Electrical Workers (IBEW), and Police Officers Non-Sworn (PANS).

Following the closed session, the meeting was reconvened and Mayor/Chair Gilmore announced that regarding Real Property, an update was provided to the Board and staff was given direction; regarding Labor, the negotiator explained the status of negotiations with four bargaining units; Council provided direction.

Adjournment

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -DECEMBER 13, 2011- -5:00 P.M.

Mayor Gilmore convened the meeting at 5:09 p.m.

Roll Call – Present: Councilmembers Bonta, deHaan, Johnson, Tam and Mayor Gilmore – 5.

Note: Councilmember deHaan arrived at 5:14 p.m.

Absent: None.

The meeting was adjourned to closed session to consider:

(11-) Public Employment – (54957); Title: City Attorney

Following the Closed Session, the meeting was reconvened and Mayor Gilmore announced that Council interviewed candidates and discussed City Attorney selection.

Adjournment

There being no further business, Mayor Gilmore adjourned the special meeting at 9:18 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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